

Foxhall



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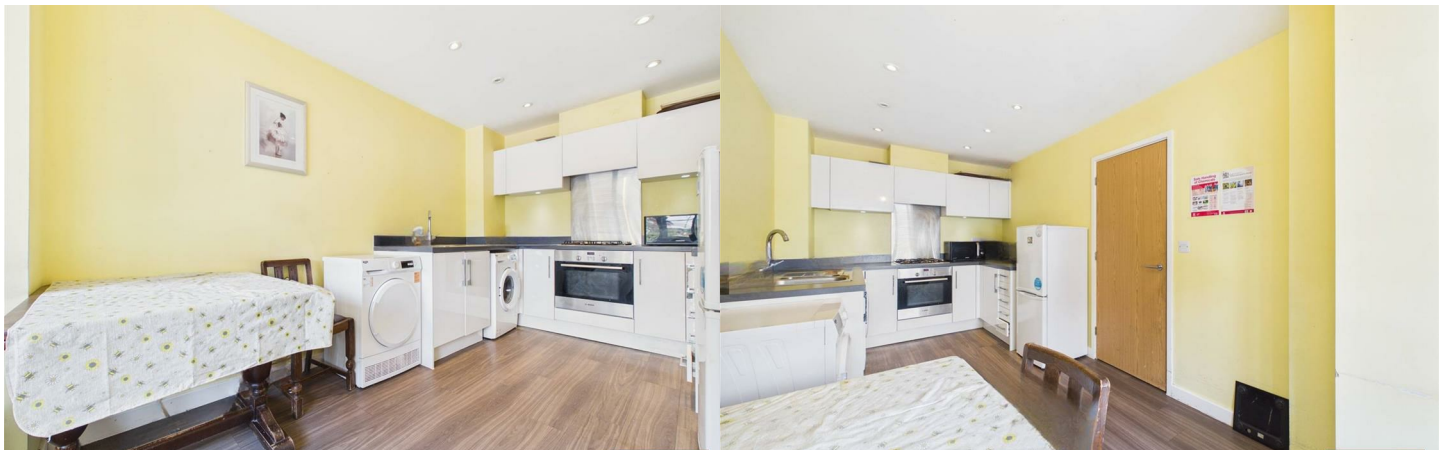
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Meridian Rise

East Ipswich, IP4 2GF

Asking price £260,000



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Front Garden

Paved raised pathway to the front door, small area of lawn with mature shrubs and bushes and a block paved driveway to the side providing off road parking for one vehicle giving access to the garage.

Entrance Hallway

Doors to kitchen, lounge / diner and W.C., stairs to first floor with understairs storage cupboards, radiator and laminate flooring.

Kitchen / Diner

16'5" x 8'4" (5.00m x 2.54m)

Base and eye-level units with square edged worktops, integrated electric oven and gas hob with extractor over, integrated stainless steel sink and drainer, space for a fridge freezer, space for a washing machine, space for a tumble dryer, front aspect double glazed window, radiator and laminate flooring.

Lounge / Diner

15'5" x 11'3" (4.70m x 3.43m)

Rear aspect double glazed French doors into the garden radiator and laminate flooring.

Downstairs W.C.

5'10" x 3'0" (1.78m x 0.91m)

Low-level W.C., pedestal hand wash basin, front aspect frosted double glazed window, radiator and laminate flooring.

Landing

Doors to all bedrooms and the bathroom, airing cupboard, access to the loft and carpeted flooring.

Bedroom One

8'8" x 8'4" (2.64m x 2.54m)

Rear aspect double glazed window, built-in wardrobes, radiator, carpeted flooring and door to the en-suite.

En-Suite Shower Room

7'4" x 3'10" (2.24m x 1.17m)

Shower cubicle with stainless steel fittings, tiled walls and glass shower screen, low-level W.C., pedestal hand wash basin, radiator, half-tiled walls and laminate flooring.

Bedroom Two

8'11" x 8'4" (2.72m x 2.54m)

Front aspect double glazed window, built-in wardrobes, radiator and carpeted flooring.

Bedroom Three

8'4" x 6'7" (2.54m x 2.01m)

Rear aspect double glazed window, radiator and carpeted flooring.

Bathroom

6'6" x 5'11" (1.98m x 1.80m)

Panel bath with stainless steel mixer taps and hand shower attachment, low-level W.C., pedestal wash hand basin, radiator, front aspect frosted double glazed window, half-tiled walls and laminate flooring

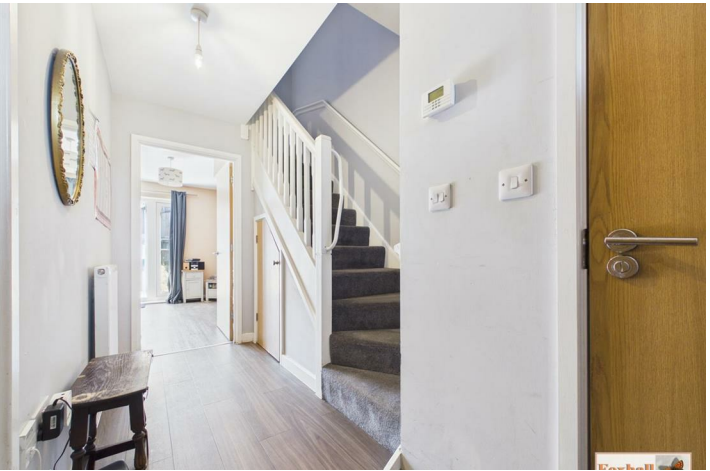
Rear Garden

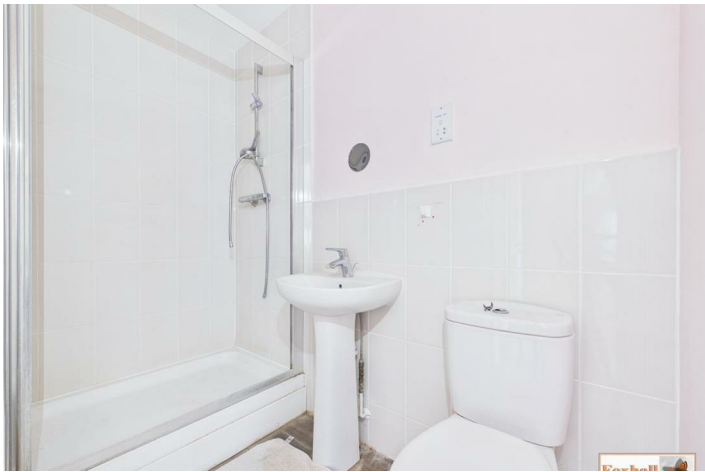
Enclosed to fencing, mainly laid to lawn with a gated rear access.

Agents Notes

Tenure - Freehold

Council Tax Band - C







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Road Map



Hybrid Map



Terrain Map



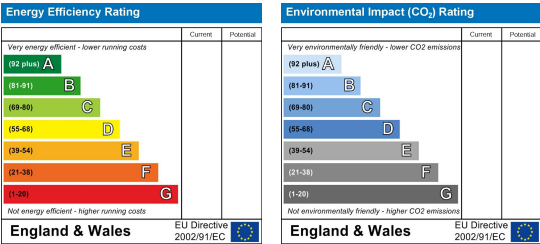
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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